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**Z-8805  
Sonia Wise**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: MARY DANN &amp; DANIEL GOUGH 1140 &amp; 1154 SUNNINGDALE ROAD EAST PUBLIC PARTICIPATION MEETING ON NOVEMBER 6, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Mary Dann & Daniel Gough relating to the property located at 1140 & 1154 Sunningdale Road East, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 14, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Convenience Commercial Special Provision (CC(1)) **TO** a Residential R1 Special Provision (R1-3(7)) Zone and a Convenience Commercial Special Provision (CC(\_)) Zone; and **FROM** an Urban Reserve Special Provision (UR(1)) Zone **TO** a Residential R1 Special Provision (R1-3(7)) Zone, and an Urban Reserve Special Provision (UR(1)) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to: A) facilitate the severance of 12 proposed single detached dwelling lots off of Waterwheel Road from 1140 & 1154 Sunningdale Road East, B) facilitate the redevelopment of the existing convenience commercial uses at 1140 Sunningdale Road East, C) retain the existing dwelling at 1154 Sunningdale Road East, and D) recognize the conveyance of land from 1154 Sunningdale Road East to 1140 Sunningdale Road East.

<b>RATIONALE</b>
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1. The recommended amendment is consistent with, and will serve to implement the policies of the Provincial Policy Statement, 2014 which encourage infill and intensification and the provision of a range of housing types, and efficient use of existing infrastructure;
2. The recommended amendment is consistent with the policies of the Low and Multi-Family Medium Density Residential designations and will implement an appropriate infill development along Waterwheel Road in accordance with the broader Official Plan policies;
3. The subject lands are of a suitable size and shape to accommodate the development proposed, and provides for a sensitive and compatible development within the surrounding neighbourhood.
4. The proposed residential uses and scale of development are generally consistent with the

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London Plan, and the proposed convenience commercial zone recognizes the historic commercial use of the site.

5. The redeveloped convenience commercial plaza will continue to function at a neighbourhood-scale as the existing convenience commercial uses.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> July 14, 2017	<b>Agent:</b> Insites Consulting
<p><b>REQUESTED ACTION:</b> Amend Zoning By-law Z.-1 from a Convenience Commercial Special Provision (CC(1)) and an Urban Reserve Special Provision (UR(1)) Zone to a Residential R1 Special Provision (R1-3(7)) Zone to permit single detached dwelling lots along Waterwheel Road with a minimum frontage of 11m, and a minimum interior side yard setback of 1.2m; amend Zoning By-law Z.-1 from a Convenience Commercial Special Provision (CC(1)) to a Convenience Commercial Special Provision (CC(_)) Zone to permit the redevelopment of the south of 1140 Sunningdale Road East for convenience commercial uses with special provisions to allow a reduction in parking spaces from a required 67 to 64 spaces, and a reduction in landscaped open space from 15% required to 14%; and amend Zoning By-law Z.-1 from an Urban Reserve Special Provision (UR(1)) Zone to an Urban Reserve Special Provision (UR(_)) Zone to recognize the reduced lot area, west interior side yard setback and rear yard setback of 1154 Sunningdale Road East resulting from the severance and conveyance of land to 1140 Sunningdale Road East.</p>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Convenience Commercial (Florist) and Residential Dwelling</li> <li>• <b>Frontage</b> – 162.2m</li> <li>• <b>Depth</b> – 97.2m</li> <li>• <b>Area</b> – 0.736ha</li> <li>• <b>Shape</b> – Irregular</li> </ul>

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**LOCATION MAP**

Subject Site: 1140 - 1154 Sunningdale Rd E  
Applicant: Mary Dann and Daniel Gough  
File Number : Z-8805

Planner : SW  
Created By : MB  
Date : 2017/09/28  
Scale : 1:2000

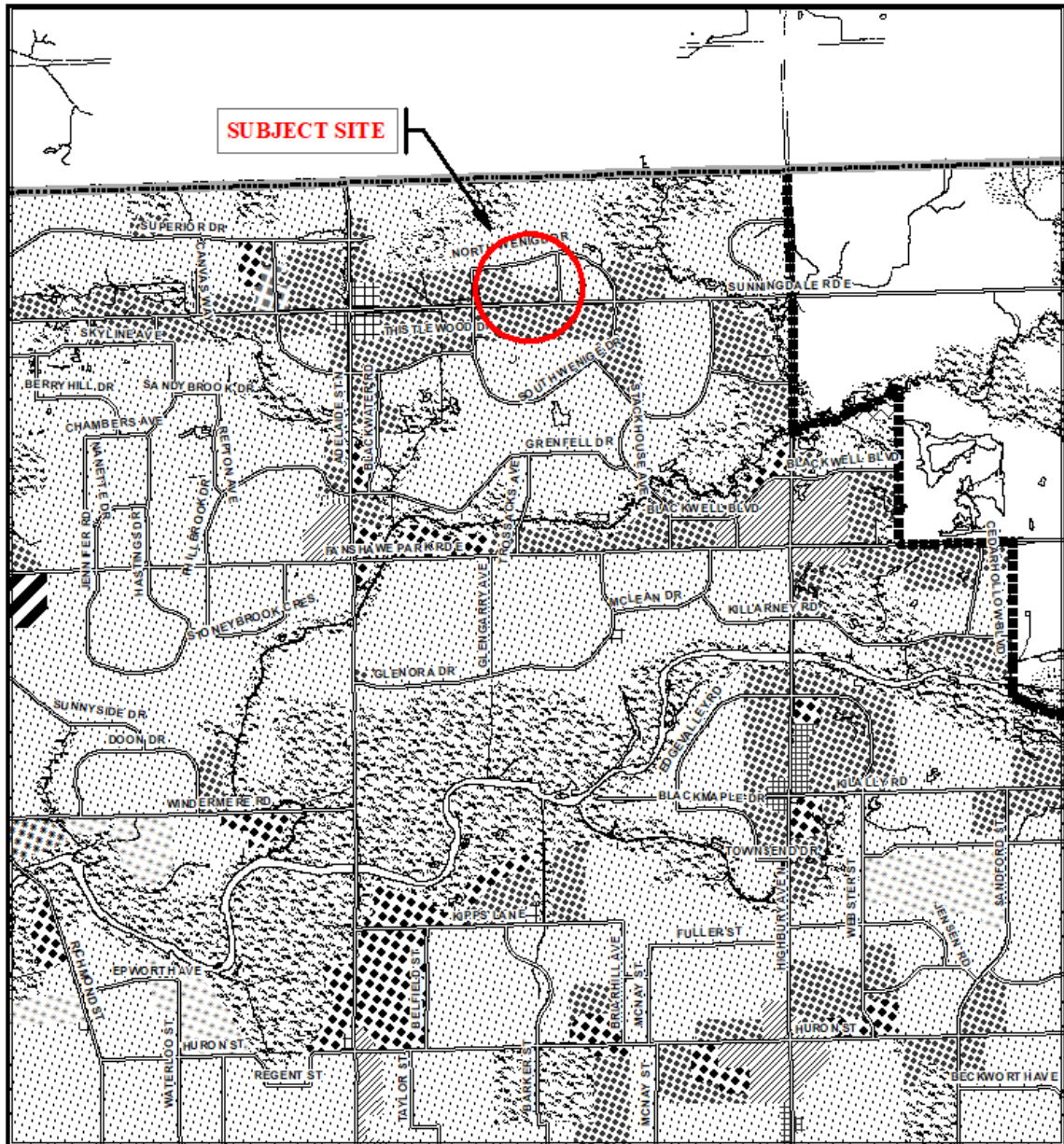
**Legend**

**Subject Site**



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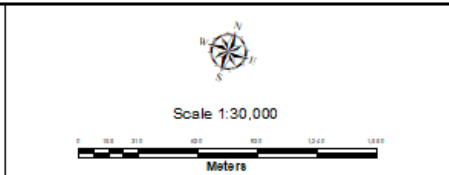
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Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

**CITY OF LONDON**  
Department of  
Planning and Development  
**OFFICIAL PLAN SCHEDULE A**  
- LAND USE -

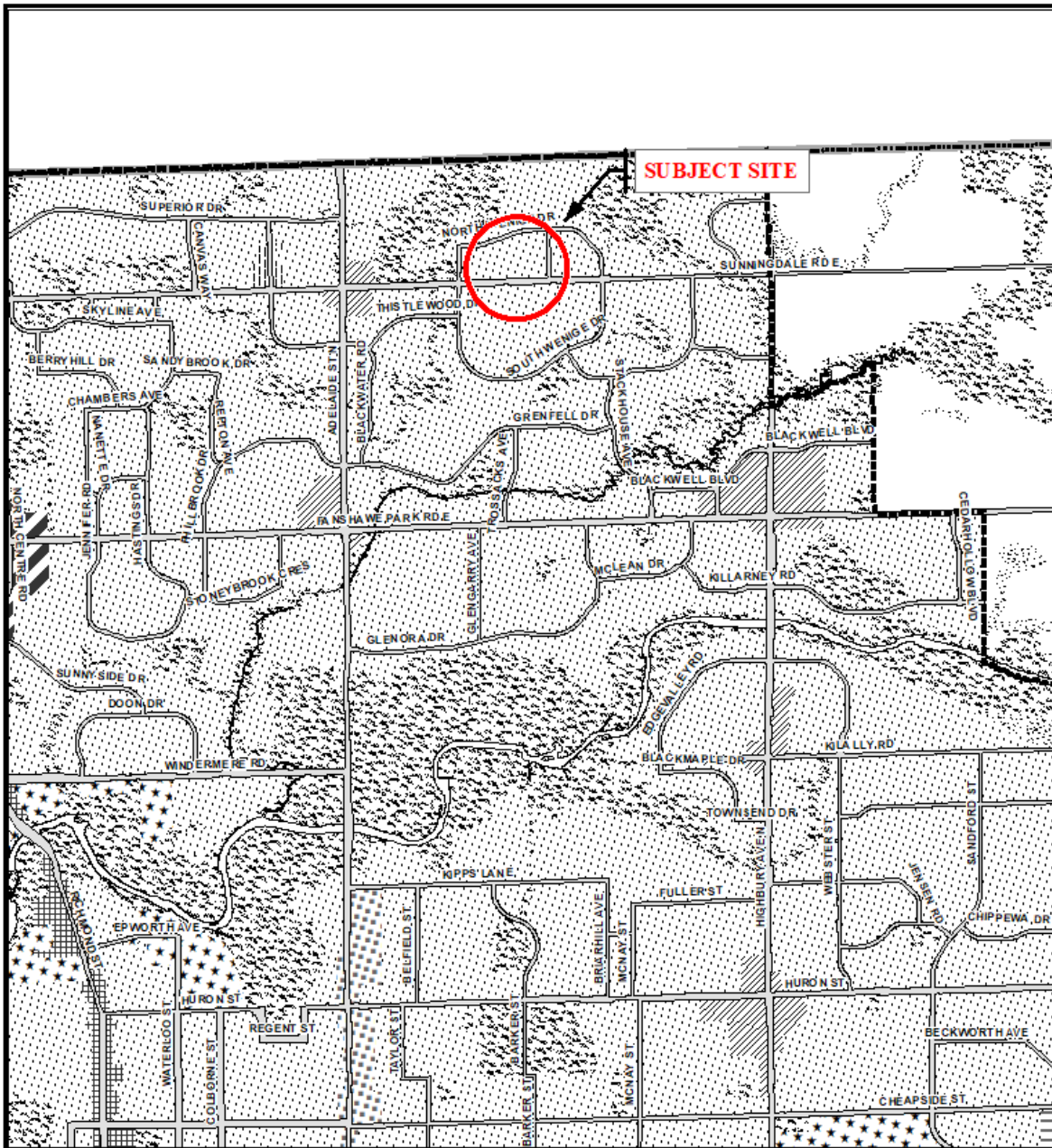
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8805  
PLANNER: SW  
TECHNICIAN: ME  
DATE: 2017/09/28

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**Legend**

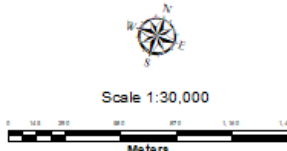
- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
Planning Services  
LONDON PLAN MAP 1  
- PLACE TYPES -

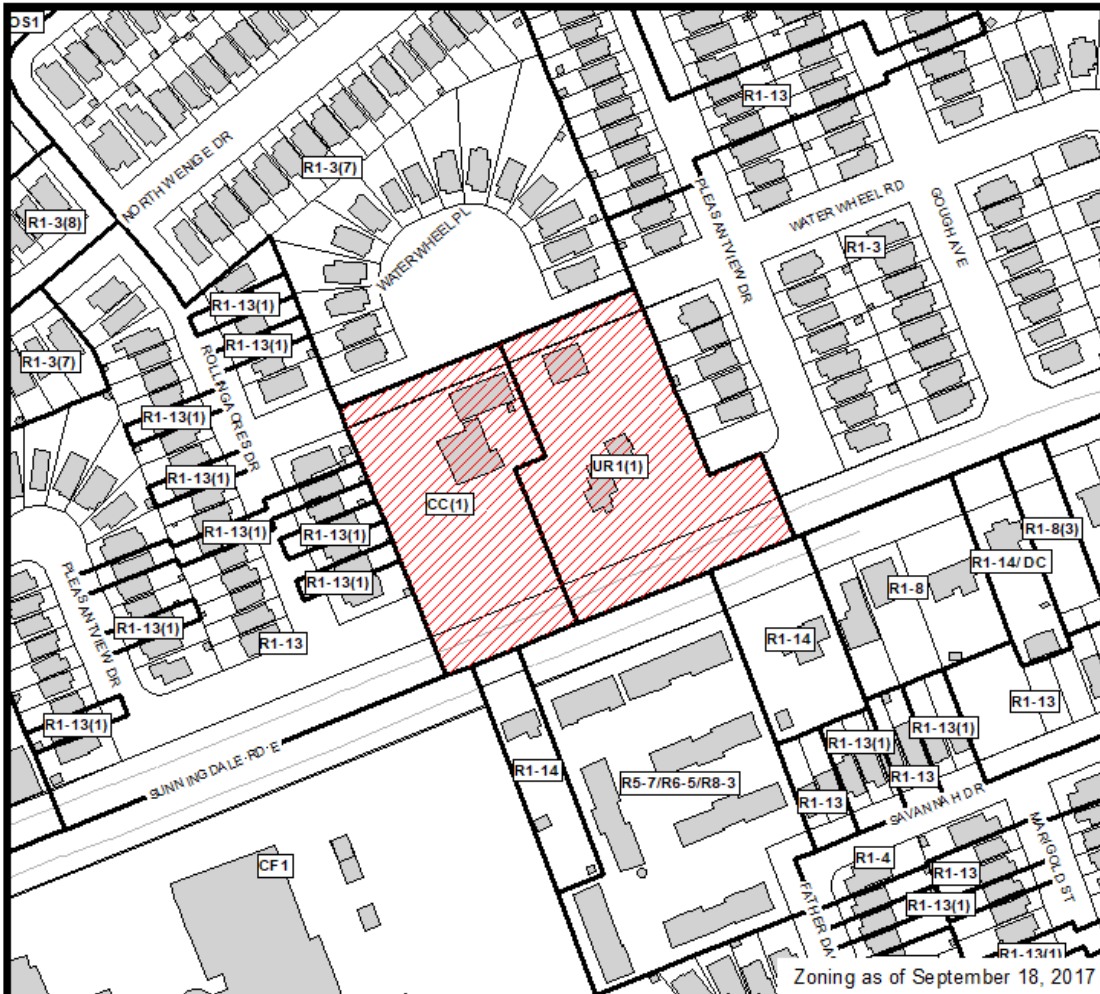
PREPARED BY: Planning Services



**File Number:** Z-8805  
**Planner:** SW  
**Technician:** MB  
**Date:** September 28, 2017

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Zoning as of September 18, 2017

**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: CC1 and UR1(1)**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z-1**  
**SCHEDULE A**

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO: Z-8805	MB
MAP PREPARED: 2017/09/28	MB
1:2,500 0 12.5 25 50 75 100 Meters 	

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<b>SURROUNDING LAND USES:</b>	
<ul style="list-style-type: none"> <li>• <b>North</b> - low density residential</li> <li>• <b>South</b> - medium density residential</li> <li>• <b>East</b> - low density residential</li> <li>• <b>West</b> - low density residential</li> </ul>	

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)	
<ul style="list-style-type: none"> <li>• LDR/MFMDR</li> </ul>	
<b>THE LONDON PLAN PLACE TYPE:</b> (refer to The London Plan Map)	
<ul style="list-style-type: none"> <li>• Neighbourhood</li> </ul>	
<b>INTENSIFICATION:</b> (identify proposed number of units)	
<ul style="list-style-type: none"> <li>• The 12 single detached dwelling lots represent intensification outside the Built-area Boundary</li> </ul>	<ul style="list-style-type: none"> <li>• The 12 single detached dwelling lots are located outside of the Primary Transit Area</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)	
<ul style="list-style-type: none"> <li>• Convenience Commercial Special Provision (CC(1)) and an Urban Reserve Special Provision UR1(1))</li> </ul>	

**PLANNING HISTORY**

The site at 1154 Sunningdale Road East has been used as a single detached dwelling since construction circa 1916, and the site at 1140 Sunningdale Road East has been used for convince commercial uses, the existing florist shop, Springhill Flowers since approximately 1985.

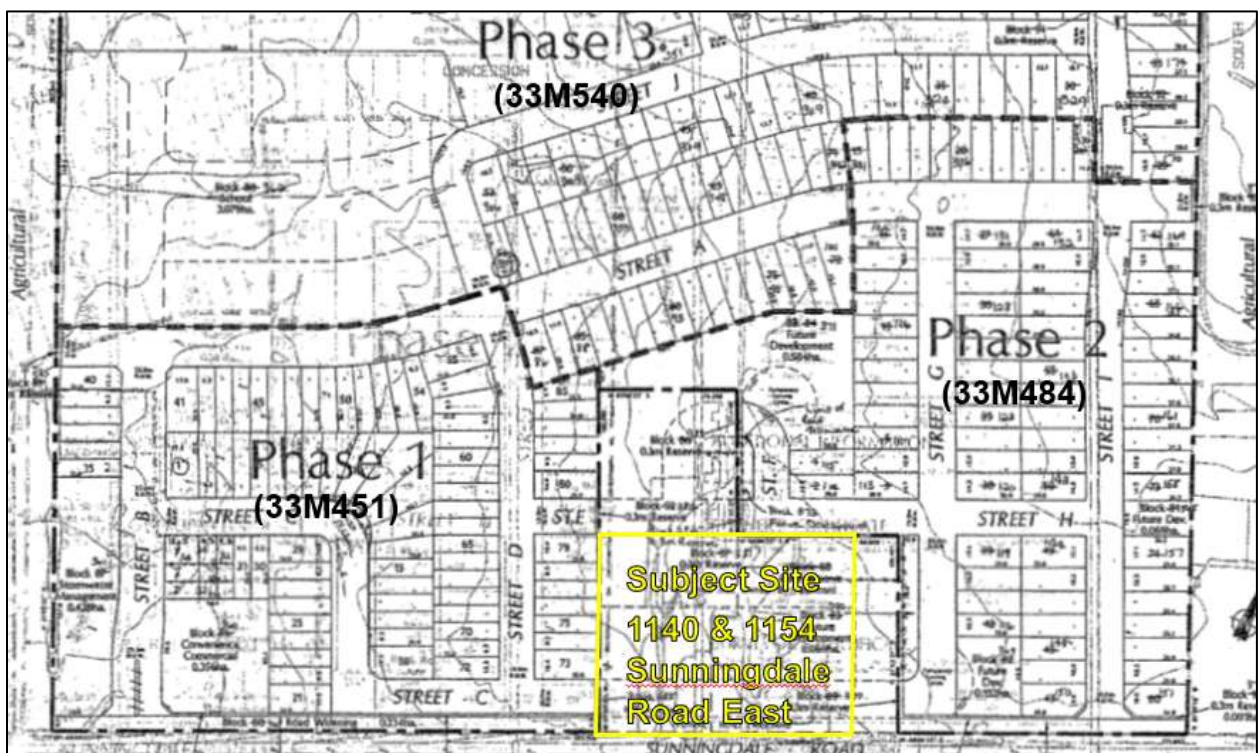


Figure 1: Forest Hill Subdivision – Various Registration Phases

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The property at 1154 Sunningdale Road East was part of a larger farm parcel that was severed in 1992. The larger portion was purchased by Monarch Construction, and subsequently Sifton Properties, and was developed as part of the Forest Hill Subdivision (39T-99515). The surrounding lands to the north, east and west of the subject site have developed through various phases of the the Forest Hill Subdivision, including lands to the northwest which developed as phase 1 plan (33M451) registered in 2002, lands to the northeast which developed as phase 2 (plan 33M484) registered in 2004, and lands to the north which developed as phase 3 (plan 33M540) registered in 2006.

The subject site has gone through a number of conveyances and lot creations which include:

2002: B.058/02: A portion of 1140 Sunningdale Road East was severed and conveyed north to facilitate the development of the westerly dwelling lots along Waterwheel Place.

2009: B.016/09: A portion of 1154 Sunningdale Road East was severed and conveyed to the east for future detached dwelling lots and retain the existing dwelling lot.

2010: B.070/10: 1154 Sunningdale Road East - request to sever 1,866m<sup>2</sup> and convey to an existing parcel on Pleasantview Drive and retain 7,400m<sup>2</sup> for future residential development.

2011: B.001/11: 1154 Sunningdale Road East request to sever 6 lots - lot 1 (569m<sup>2</sup>), lot 2 (385m<sup>2</sup>), lot 3 (385m<sup>2</sup>), lot 4 (403m<sup>2</sup>), lot 5 (385m<sup>2</sup>) and lot 6 (560m<sup>2</sup>) for future single detached residential development.

2017: B.034/17 (Active): 1140 Sunningdale Road East – request to sever 6 lots from the north of the parcel for new single detached dwelling lots along Waterwheel Road

2017: B.035/17 (Active): 1154 Sunningdale Road East – request to sever 6 lots from the north of the parcel for new single detached dwellings lots along Waterwheel Road, and convey 770m<sup>2</sup> to 1140 Sunningdale Road East

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

August 1, 2017: London Hydro (Excerpt)

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement except for the portion of the single detached dwelling lots.

October 12, 2017: Transportation Planning and Design

- There is currently a 1ft reserve along the Waterwheel frontage that will need to be lifted to allow for single family lots
- The access arrangement for 1140 Sunningdale Road has already been dealt with through the site plan process (SP15-023249)
- The access for 1154 Sunningdale Road will require the lifting of the 1ft reserve on the street stub of Pleasantview Drive and closure and restoration of the existing access to Sunningdale Road East

October 12, 2017: Water

- Water servicing for any new development on the retained lands shall be provided from Pleasantview Drive to the east.

October 12, 2017: WADE

- There is enough capacity in the sanitary system for all the described changes in zone.



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October 12, 2017: SWM

The Stormwater Engineering staff have no SWM related concerns to the above-noted zoning By-Law amendment application. All necessary SWM servicing and drainage requirements/controls for the subject land have been or will be implemented as part of the Consent Applications B.034/17 and B.035/17 and associated consent agreements.

August 21, 2017: UTRCA (Excerpt)

No objection

August 22, 2017: WADE

There is enough capacity in the sanitary system for all the described changes in zone.

<b>PUBLIC LIAISON:</b>	On July 26, 2017, Notice of Application was sent to 206 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 27, 2017. Two "Possible Land Use Change" signs were also posted on the site.	2 replies were received
<b>Nature of Liaison:</b>		
<p>Part A: Possible change to Zoning By-law Z.-1 <b>FROM</b> a Convenience Commercial Special Provision (CC(1)) and an Urban Reserve Special Provision (UR(1)) Zone <b>TO</b> a Residential R1 Special Provision (R1-3(7)) Zone to permit single detached dwelling lots along Waterwheel Road with a minimum frontage of 11m, and a minimum interior side yard setback of 1.2m.</p> <p>Part B: Possible change to Zoning By-law Z.-1 <b>FROM</b> a Convenience Commercial Special Provision (CC(1)) <b>TO</b> a Convenience Commercial Special Provision (CC(_)) Zone to permit the redevelopment of the south of 1140 Sunningdale Road East for convenience commercial uses with special provisions to allow a reduction in parking spaces from a required 67 to 64 spaces, and a reduction in landscaped open space from 15% required to 14%.</p> <p>Part C: Possible change to Zoning By-law Z.-1 <b>FROM</b> an Urban Reserve Special Provision (UR(1)) Zone <b>TO</b> an Urban Reserve Special Provision (UR(_)) Zone to recognize the reduced lot area, west interior side yard setback and rear yard setback of 1154 Sunningdale Road East resulting from the severance and conveyance of land to 1140 Sunningdale Road East.</p>		
<b>Responses:</b> There were concerns expressed regarding: 1) loss of trees, 2) existing on-street parking, 3) increased traffic, 4) access from Sunningdale Road East for the subdivision, and 5) Lighting of the parking lot at 1140 Sunningdale Rd E		

**Public Information Meeting**

An open house style public information meeting was held by the applicant on September 6, 2017 at the Stoney Creek Library. City staff, the local councillor and approximately 8 community members attended to discuss the proposed amendment with the applicant's agent.

<b>ANALYSIS</b>
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**Surrounding Context**

The subject lands consist of 1140 & 1154 Sunningdale Road East located in the north end of the City, along Sunningdale Road East between Adelaide Street North and Highbury Avenue North. The two properties have a total frontage of 162m and a total area of 7,360m<sup>2</sup>. The property at 1140 Sunningdale Road East is currently zoned CC(1) and used as a florist shop (Springhill Flowers), and 1154 Sunningdale Road East is currently zoned UR(1) and used as an existing single detached dwelling lot. The subject lands are surrounded by low density residential dwellings from a relatively new subdivision known as Forest Hill that developed around the site.

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Figure 2: Subject Site and Surrounding Area

**Proposed Development**

The proposal can be described in four discrete parts to best illustrate the proposed range of uses and requested amendments. Part A, located along the south side of Waterwheel Road, is proposed to permit 12 single detached dwelling lots. Part B is to permit the redevelopment of the south of 1140 Sunningdale Road East for convenience commercial uses. Part C will retain the existing form at 1154 Sunningdale Road East and is not proposed to develop at this time. Part D represents a conveyance of land from 1154 Sunningdale Road East to 1140 Sunningdale Road East to be used for future convenience commercial uses.

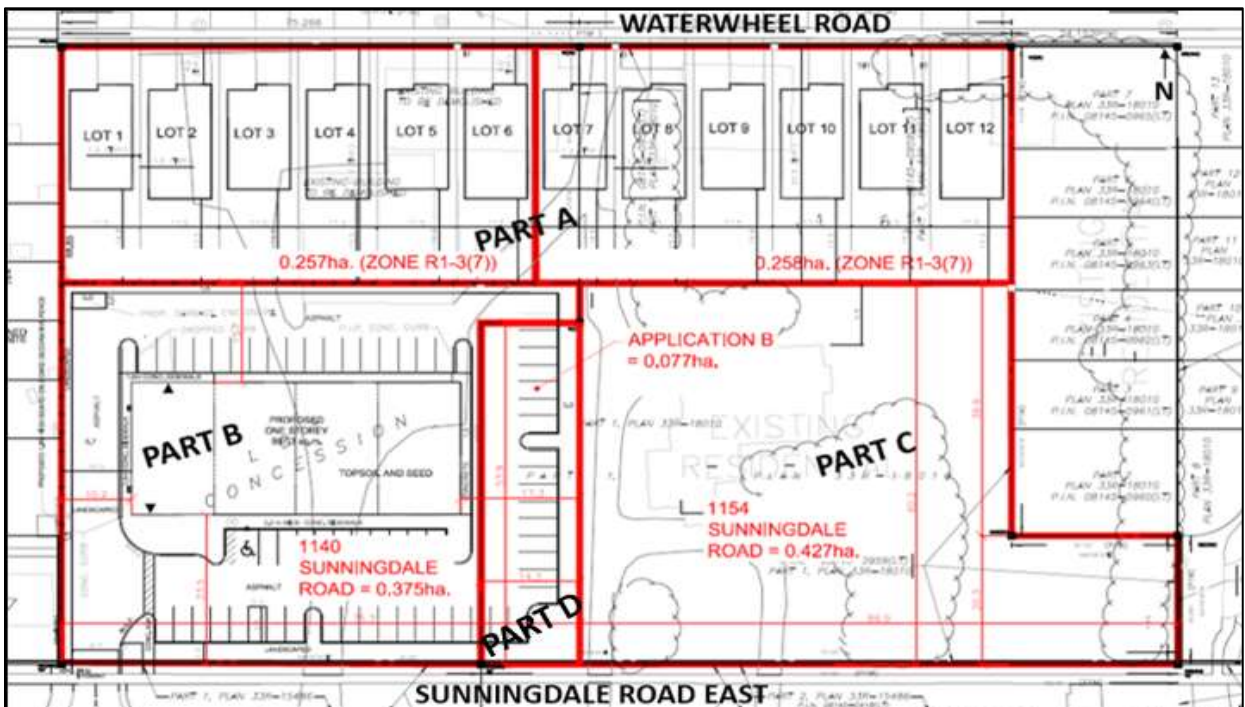


Figure 3: Conceptual Site Plan – Parts, A, B, C & D

**Part A: Waterwheel Road**

Part A is located along the south side of Waterwheel Road which is proposed to permit 12 single detached dwelling lots with a minimum frontage of 11m, and a minimum interior side yard setback of 1.2m. The conveyance of the north portion of both properties (1140 & 1154 Sunningdale Road East) through concurrent consent applications (B.034/17 & B.035/17) will facilitate the creation of the dwelling lots.

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**Part B: 1140 Sunningdale Road East**

The property at 1140 Sunningdale Road East is currently operating as a florist shop (Springhill Flowers) with the storefront oriented towards Sunningdale Road East and an outbuilding located near Waterwheel Road. The two existing buildings are proposed to be demolished and a new convenience commercial plaza is proposed to be developed along the south of the site, as approved through Site Plan SP15-023249. The proposed redevelopment will have 4 units total within a 1 storey building. The range of uses will be consistent with the current zoning permissions, including allowing a future florist shop. The requested zoning by-law amendment will allow for varied regulations including a reduction in the total number of required parking spaces from a required 67 to 64 spaces, and a reduction in landscaped open space from 15% required to 14% provided.

**Part C & D: 1154 Sunningdale Road East**

There is currently a 2.5 storey red brick residential dwelling located on site built circa 1916. There are no proposed changes to the dwelling or remainder of the property at this time, though there are two proposed conveyances of land to the convenience commercial property to the west (Part D), and to create single detached dwelling properties along Waterwheel Road to the north (Part A). The existing Urban Reserve (UR) zone allows for existing dwellings, and an amendment to recognize the reduced lot area, west interior side yard setback and rear yard setback are requested, resulting from the severance and conveyance.

**Provincial Policy Plan (PPS), 2014**

The PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs (1.1.1 b) PPS). The proposed commercial and residential uses are appropriate for the site and integrate positively with the surrounding established residential community.

Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available (1.1.3.2). The proposal appropriately re-purposes the existing site and efficiently utilizes the existing public service facilities within a walkable neighbourhood, and supports public and active transportation options. The site is within an existing settlement area and appropriately enhances the mix of local uses.

The PPS encourages intensification and redevelopment where it can be accommodated, taking into account the existing building stock and the suitability of existing or planned infrastructure (1.1.3 PPS). The proposal will develop a vacant, under-utilized site with full access to municipal infrastructure. The proposed residential dwelling lot have full access to municipal services including water, sanitary and stormwater infrastructure, as well as supporting public service facilities.

Section 1.3 Employment requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment uses, and providing opportunities for a diversified economic base. The site is suitable for small-scale commercial employment uses which supports the needs of existing and future businesses. Section 1.7 Long-Term Economic Prosperity in the PPS supports opportunities for economic development and community investment-readiness, which is consistent with the enhanced ability of the subject site to attract businesses.

**Stoney Creek Community Plan (SCCP) – North of Sunningdale Road**

The Stoney Creek Community Plan (SCCP) area is generally bounded by Fanshawe Park Road to the south, Adelaide Road North to the west, the northern city limits and Highbury Avenue to the east. The community planning for this area occurred as two parts for lands south of

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Sunningdale Road East in 1998, and lands to the north in 1999. The Stoney Creek Community Plan North was prepared to support community planning through the subdivision process.

At the time of the preparation of the SCCP, the lands north of Sunningdale Road East consisted of large parcels that were greenfield, vacant and undeveloped. The focus of the community plan was providing direction for the future development of the large vacant tracts of land. The subject lands were identified as the “Gough” lands, and the community plan suggested there may be heritage value associated with the lands to be investigated further for possible listing or designation. There was no further direction contemplated for the future development of the subject site within the SCCP.

**Official Plan**

The subject site is located almost entirely within the Multi-Family, Medium Density Residential Designation, with a sliver of the northern portion closest to Waterwheel Drive within the Low Density Residential Designation. The Multi-Family, Medium Density Residential Designation permits residential developments which have a low-rise profile which typically consist of row houses, cluster houses, and low-rise apartment buildings, and includes single detached dwelling uses. The Low Density Residential designation applies to lands primarily developed for low-rise, low density housing forms including detached, semi-detached and duplex dwellings. For the purpose of this application, the lands are interpreted to be designated Multi-Family, Medium Density Residential.

**Part A – Waterwheel Road Single Detached Dwelling Lots**

The proposed single detached dwelling lots along the south side of Waterwheel Road coincide with where the general boundary is between the Low and Medium Density Residential Designations. The subject site is surrounded by the recent Forest Hill subdivision, though it was not included in the subdivision lands; as a result, the creation of the single detached dwelling lots represents residential intensification. Residential intensification refers to the development of a property, site or area at a higher density than that which currently exists, including through lot creation, and allows for the consideration of development up to 75 units per hectare, including an extended range of uses such as cluster housing, attached dwellings and low-rise apartment buildings (3.2.3.2).

The 12 new dwellings lots have been considered with regards to the residential intensification policies of the Official Plan as per section 3.2.3. A Neighbourhood Character Statement and Compatibility Report was submitted and accepted which evaluated the proposed new dwelling lots, and their fit within the existing residential neighbourhood.



Figure 4: Proposed Built Form along Waterwheel Rd

The proposed dwelling lots will be the same general size as the existing dwelling lots along north half of the street along Waterwheel Place, and are requesting the same R1-3(7) zone. The new lots will be slightly larger than those existing to the west along Rollingacres Road which have more slender lots with smaller frontages. The dwellings are proposed to be 2 storeys in height, and constructed in a similar style to that which exists in the area currently. There will be approximately 5,148m<sup>2</sup> of land for the single detached dwellings lots which equates to a density of 23 units per hectare for the Waterwheel Road portion of the proposal.

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There is no proposed change to the existing Multi-Family, Medium Density designation and the proposed use, intensity, form and scale of the single detached dwellings is consistent with the designation and the surrounding neighbourhood context.

**Part B – 1140 Sunningdale Convenience Commercial**

The western part of the subject lands at 1140 Sunningdale Road East is an existing florist shop “Springhill Flowers” within an existing Convenience Commercial Zone, and within the Multi-Family, Medium Density Residential Designation. Some convenience commercial and service station uses are considered to be appropriate as secondary permitted uses subject to specific locational and land use compatibility criteria (3.6.5). The policies of the Plan recognize existing convenience commercial uses and service stations that are appropriately located in Residential designations, though new uses within the Residential designations require an Official Plan amendment and zone change.

3.6.5 – Convenience Commercial and Service Stations

Existing Uses

Convenience commercial uses and service stations in Residential designations which were existing on the date of adoption of the Official Plan, and which meet the locational criteria of the Plan are recognized as legal conforming uses. Convenience commercial uses and service stations in Residential designations which were legally existing on the date of the adoption of the Plan, but which do not meet the locational criteria of the Plan, will be regarded as legal non-conforming uses (3.6.5 ii) c).

The property is not recognized by the Official Plan on Appendix 1, or in the list of ‘Locations of Convenience Commercial and Service Stations Uses’ under 3.6.5 vi), however, the subject site is currently zoned for Convenience Commercial uses which existed prior to the date of the adoption of the Plan. The zoning is regarded as existing legal non-conforming to the Official Plan, and currently permits convenience commercial uses including the ‘existing retail use’ through the Convenience Commercial Special Provision (CC(1)) Zone.

Function & location

Convenience commercial uses in Residential designations are intended to function at a neighbourhood-scale while providing services to surrounding residential areas and the travelling public (3.6.5 i). Convenience commercial uses and service stations are intended to locate on Arterial or Primary Collector roads and are preferred at the intersection of major roads (3.6.5 iii). The subject property is located directly along Sunningdale Road East, and is well suited to serve locals and the traveling public, though is not located at the intersection of two roads.

Form & Scale

Convenience commercial uses are permitted in the Residential designations as stand-alone uses or as part of a convenience commercial centre. It is not the intent of the policies of the Official Plan to permit large free-standing uses that should be located in Commercial designations, and convenience commercial uses should not exceed 1,000m<sup>2</sup> (10,734 sq. ft.) of gross leasable area.

The proposal is to demolish the existing florist shop and redevelop the site with a one storey, multi-unit building of 999.7m<sup>2</sup> which has received site plan approval under the current zoning permissions. Through the requested conveyances of land associated with the new proposed lots to the north, an amendment to the existing zone is requested to allow for reduced regulations which include: a landscaped open space of 14% provided where 15% is required, and a reduction in the total number of required parking spaces from 67 required, to 64 provided; which are both considered to be minor and reasonable reductions.

There is also a proposed conveyance of land from 1154 Sunningdale Road East (Part D) to add

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**Z-8805**  
**Sonia Wise**

to 1140 Sunningdale Road East to provide additional lands to increase site function, and the conveyance will also 'normalize' the lot fabric removing the existing 'jog' between the two properties.



Figure 5: 1140 Sunningdale Road East – Existing Florist Shop

#### Permitted Uses

The convenience commercial uses include a wide range convenience stores, film processing depots, financial institutions, small food stores, medical/dental offices, small take-out restaurants and video rental outlets. For sites where the gross floor area exceeds 500 sq. m (5,382 sq. ft.), an expanded range of convenience commercial uses will be permitted including bake and florist shops, commercial schools, convenience business service establishments, day care centres, offices, pharmacies, eat-in restaurants and studios. The exact range of permitted uses will be specified in the Zoning By-law.

The CC(1) zone that currently applies to the subject property permits a limited range of convenience commercial uses, including: convenience service establishments, convenience stores, financial institutions, personal service establishments, and existing retail stores. There is no requested increase to the range of uses, and those permitted under the existing zone will continue to be permitted; with the exception of the 'existing retail stores' which is proposed to be replaced with the 'florist shop' use to allow the existing florist shop to re-establish in a new unit.

#### Non-Conforming Uses to the Official Plan

The conventional approach to legal non-conforming uses is for the uses to eventually cease over time and be replaced by conforming uses. However the Official Plan does provide for legally established uses which are non-conforming to continue, subject to the criteria in Section 19.5.1 as follows:

- i) Nuisances: The perpetuation of the convenience commercial uses in this location does not involve hazardous activities or represent any air, noise or water pollution.
- ii) Compatibility: The convenience commercial uses has achieved an acceptable level of compatibility with the surrounding neighbourhood and the proposed one storey form will be consistent with the scale of the nearby low-rise residential uses.
- iii) Conflict with Official Plan Intent: The continued use of the subject property for convenience commercial uses will not detract from the general intent of the Official Plan. An outbuilding (shed) situated along the south portion of Waterwheel Road will also be removed which will result in improved amenity and residential character along Waterwheel Road.
- iv) Planning Impact: The conveyance of land for the single detached dwellings along the north will convert a portion of the site for legal conforming uses, and reduce the size of the convenience commercial parcel and the total area of non-conformity.

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**Part C & D – 1154 Sunningdale Existing Dwelling**

There is an existing dwelling located at 1154 Sunningdale Road East which was built circa 1916. The property is within an Urban Reserve zone which provides for and regulates existing uses, and is intended to protect large tracts of land from premature subdivision and development in order to provide for comprehensive development. The current zoning permits the existing dwelling and has special provisions which recognize the current lot frontage and lot area. There is no proposed change of use for this portion of the subject lands, and a future zoning by-law amendment would be required for any redevelopment of the site.



Figure 6: 1154 Sunningdale Road East - existing

The two conveyances of land, 1) for the creation of single detached dwelling lots along the north (portion of Part A), and 2) for the convenience commercial lands to the west (Part D) result in a smaller retained parcel at 1154 Sunningdale Road East, which is considered to be appropriate to facilitate development which is consistent with the Official Plan. The remainder of the site is still a sufficient size to redevelop for residential uses in the future, in conformity with the Official Plan. The reduced size of the property and setbacks associated with the conveyances requires an amendment to the existing special provisions to recognize the smaller lot area and frontage.

**Transportation & Traffic**

The subject site has two existing accesses directly to Sunningdale Road East, one which is proposed to be maintained in the short term for 1140 Sunningdale Road East, and one which will eventually be removed for 1154 Sunningdale Road East. The subject lands are also located in the middle of two segments of Pleasantview Drive which were developed through the Forest Hill subdivision, on both sides of the subject site and shown to form a connection at some future point to provide for a window street north of and parallel to Sunningdale Road East. The connection of Pleasantview Drive is still desirable to serve local traffic for residential uses, and would complete the intended window street as partially established through the earlier subdivision process.

The site at 1140 Sunningdale Road East retains an existing convenience commercial zone and is intended to be developed for commercial uses. The existing access to Sunningdale Road East is appropriate in the short term, to avoid numerous vehicle trips through the subdivision. In the long term, as the two properties redevelop for residential purposes, the connection of Pleasantview Drive would be appropriate and desirable, and through the consent and site plan applications, the road connection will be dedicated to the City.

Consistent with section 18.2.5 viii), where a parcel of land has been acquired by the City but the widening of the road is not imminent, Council may allow for the private interim use of the parcel, which is intended to be implemented through a lease agreement with the existing owner until such a time as the road is improved and assumed. Additionally, where the size of a property is reduced, Council may consider an amendment to the By-law to recognize the reduced standards.

**London Plan**

The subject property is located within the “Neighbourhood” Place Type within the London Plan with Sunningdale Road East identified as a Civic Boulevard and Waterwheel Drive as a Neighbourhood Street. The scale and intensity of the proposed and existing residential uses are consistent with those intended in the London Plan.

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**Sonia Wise**

Convenience commercial uses are not contemplated along a civic boulevard or neighbourhood street within the London Plan, and would instead be directed to the intersection of a neighbourhood connector and civic boulevard or urban thoroughfare which would permit small retail, service and office uses within the Neighbourhood Place Type. The convenience commercial uses are currently zoned and have been existing within the neighbourhood for decades and the continued commercial use is appropriate, until such time as these lands redevelop in the future. The convenience commercial uses will function as secondary uses that are supportive of, as well as compatible with, the residential environment.

<b>CONCLUSION</b>
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The proposal will develop an underutilized site, and is consistent with the Provincial Policy Statement, 2014, and the Official Plan; and is generally in keeping with the London Plan. The convenience commercial portion of the site is compatible with the existing neighbourhood, and of an appropriate scale and form to serve the surrounding area and passing motorists. The proposed infill development will improve and complete the residential character along Waterwheel Road, and makes efficient use of existing municipal services.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>SONIA WISE PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

Oct 13, 2017

/sw

"Attach." or "encl." (where applicable)

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**Z-8805  
Sonia Wise**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

<b><u>Telephone</u></b>	<b><u>Written</u></b>
Lauren Glassford, 1322 Pleasantview Drive London ON N5X 4P5	John Paetz & Sharon Liekins 1869 Waterwheel Place London ON N5X4P5

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**Z-8805**  
**Sonia Wise**

Insert written responses received

John Paetz & Sharon Liekins Aug. 1, 2017  
 1869 Waterwheel Place  
 London, Ont.  
 N5X 4P5

Re: File # Z-8805

Sonia Wise, Planner  
 Maureen Cassidy, Ward 5 Councillor

This letter is in response to the Notice of Application letter that we received on July 28, 2017 to amend the zoning of both 1140 and 1154 Sunningdale Rd. East.

While we realize that this application falls within the policies of the Official Plan, and the land use outlined in this application is preferable to other possible uses of this land, we would like to register a few comments for consideration.

When we and many others in this area, especially the residents of Waterwheel Place, were purchasing our properties, we were informed that the plan for 1140 and 1154 Sunningdale Rd. East was to mimic Waterwheel Rd. and Waterwheel Place by connecting the two segments of Pleasantview Drive and creating another “Place”. Evidence of this plan can easily be seen by the layout of the unfinished ends of Pleasantview Drive.

In 2011 we were informed of File # Z-7852 which would allow for 6 lots to be separated from 1154 Sunningdale Rd. East. This application re-enforced what we had been told about the plans for the two properties as the design continues the pattern of the rest of the development. We submitted comments on this application, which can be found in the file documents, as well as attended the meeting in Council Chambers when the application was discussed and approved. At this meeting a note was added to the file by council, recommending that as many of the existing trees as possible were to be saved. We also tried to comment on having the access to the subdivision altered by elimination of the traffic island as well as the no-left-turn from Gough Road onto Sunningdale Rd. East, thus allowing better construction access, but were shut down by Council for not following proper procedure. This simple alteration would save many unnecessary trips through the subdivision streets, and would make the winding curves of Pleasantview Drive, Rollingacres Drive, and the new part of Waterwheel Road safer for those that must use them. The meeting also left a very unpleasant impression about Councils’ desire for public input.

If you look at the City of London aerial photos map and compare the images of this development from 2011 to 2016, it can easily be seen that not a single tree was saved, even though at least 20 feet of the row of evergreen trees along Waterwheel Road could, and should have been saved. One of the city planted boulevard trees also fell down shortly after the evergreen trees were cut down and has not been replaced. Our faith in “the process” diminished with each tree that came down.

We then heard about the possibility of extended commercial use of 1140 Sunningdale Rd. East, without being asked for comment. Again, many of us thought that it was better than some of the alternatives, but no one in the area was, or has yet been consulted.

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**Z-8805  
Sonia Wise**

Our concerns about this application are:

1) The mature trees that will be lost

- This plan will most likely destroy the remaining part of the row of evergreen trees along Waterwheel Road. (approximately 40 feet)
- A row of evergreens running along the west side of 1154 Sunningdale Rd. East will be destroyed. (approximately 80 feet if the past pattern is followed)
- A very large willow tree will most likely be deemed to be too close to a new foundation and therefore be destroyed.
- Two spruce trees that are taller than our two storey house will be destroyed.
- A very large, albeit overgrown walnut tree will be destroyed.
- A row of four oak trees along the west side of 1140 Sunningdale Rd. East will most likely be destroyed for the convenience of the builder.

There is a large number and variety of birds and wildlife that call these trees home. This is also supposed to be the Forest City. We should be caring about preserving trees like these.

2) Added street congestion

- Many of the streets in the area are filled with cars parked on them due to overcrowding. Some evenings, Pleasantview Drive and Rollingacres Drive are so full, and unsafe, that vehicles are already parked along Waterwheel Road although no one actually lives there.

This plan does not seem to allow for the type of street parking designed into North Wenige Drive and used in many newer subdivisions.

3) Access to and from Sunningdale Rd. East

- With the planned addition of 12 new driveways we will see roughly 24 additional vehicles weaving through the streets to the North Wenige or South Wenige access points to Sunningdale Rd. East in order to avoid the much closer and safer, but illegal left turn onto Sunningdale Rd. East.

It really is time to eliminate the traffic island and no left turn restriction. This would also make access to Waterwheel Road far safer for the construction vehicles that will be in and out of the completed and city-assumed area over the coming months/years.

4) Parking lot lighting

- How many parking lot lights will be added to the area to increase the amount of light already flooding into our 2<sup>nd</sup> storey windows?

We do not, at this time, intend to attend any public input meetings concerning this application as effort, time off of work, and the outcome are not worth the frustration created by groups who ask for input and then are unwilling to listen or act.

Please feel free to contact us by return email if you have any questions about our concerns.

Please also notify us on the outcome of this application.

Sincerely

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**Z-8805**  
**Sonia Wise**

John Paetz  
Sharon Lieknins

**From:** JOHN PAETZ [mailto: ]  
**Sent:** Monday, October 09, 2017 9:11 AM  
**To:** Wise, Sonia <swise@london.ca>; Cassidy, Maureen <mcassidy@london.ca>  
**Subject:** Fw: file # Z-8805

Sonia Wise  
Maureen Cassidy

I am sending you this follow-up note to possibly help explain the apparent complacency of the neighbourhood concerning the development of 1154 and 1140 Sunningdale Rd. Despite the fact that one of our expressed concerns about the development of these lands was the loss of mature trees, and you both seemed to understand and be sympathetic to this concern at the meeting held at the library, already a major tree on 1154 Sunningdale Rd. has been cut down. I also had the impression that the gentleman who was representing the family at this meeting was also sympathetic to this concern.

This tree was cut down on Saturday, October 7, 2017 - conveniently on a long weekend when action is hard to take. That is, if people are even home to complain during the process.

This kind of "sneaking" around without even waiting to find out if a tree would interfere with the integrity of a new foundation is exactly why people do not really have faith in trusting the system. Trees were wasted during the previous development of this property, and this makes it look like the rest are doomed to the same fate.

I guess my point about people giving input on this type of process is that the city really has no control anyway. A concern was raised about this development, and so far, ignored by the applicant.

Trees are coming down as if the whole deal is done, but the ugly broken down fence has not been repaired as if the whole deal isn't done!

Attached is a photo of the remaining stump from what was a beautiful tree.

John Paetz

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**Z-8805**  
**Sonia Wise**

**Bibliography of Information and Materials**  
**Z-8805**

**Request for Approval:**

City of London Zoning Amendment Application Form, completed by Insites Consulting, July 14, 2017.

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Green Scheels Pidgeon. *Stoney Creek Community Plan – Lands North of Sunningdale Road*, 1999.

Land Development Solutions. *Neighbourhood Character Statement and Compatibility Report*, July 2017.

Land Development Solutions. *Planning Justification Report*, June 2017.

**Correspondence: (all located in City of London File No. Z-8805 unless otherwise stated)**

**City of London -**

Moore, R. City of London Wastewater and Drainage Engineering. Email to S. Wise. Aug 22, 2017.

Meksula, S. & Pease, M. City of London Development Services. Various emails to S. Wise. July 5 – Sept 20, 2017.

Gonyou, K., City of London Urban Regeneration. Email to S. Wise. Sept 8, 2017.

Elmadhoon. M & Giesen, A., City of London Transportation Planning and Design Division. Various emails to S. Wise. Aug 14 – Sept 15, 2017.

**Departments and Agencies -**

Creighton C., UTRCA. Memo to S.Wise Aug 21, 2017

Terek, C., London Hydro. Memo to S. Wise. Aug 1, 2017.

Lacoursier, V. Conseil Scolaire Viamonde. Email Aug 10, 2017

**Other:**

Site visit Sept 6, 2017 and photographs of the same date.

Two empty rectangular boxes for agenda item and page numbers.

**Z-8805  
Sonia Wise**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2017

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1140 & 1154 Sunningdale Road East.

WHEREAS Mary Dann & Daniel Gough have applied to rezone an area of land located at 1140 & 1154 Sunningdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1140 & 1154 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A103, from a Convenience Commercial Special Provision (CC(1)) to a Residential R1 Special Provision (R1-3(7)) Zone and a Convenience Commercial Special Provision (CC(\_)) Zone; and from an Urban Reserve Special Provision (UR(1)) Zone to a Residential R1 Special Provision (R1-3(7)) Zone, and an Urban Reserve Special Provision (UR(1)) Zone
- 2) Section Number 29 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC( )	1140 Sunningdale Road East	
	i) Additional Permitted Use	florist shop
	ii) For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, parking setback, drive aisles, and gross floor area; until such time as the road allowance dedication is assumed by the Municipality.	
	iii) Landscaped Open Space (minimum)	14%
	iv) Number of parking spaces (minimum)	64

- 3) Section Number 49 of the Urban Reserve (UR) Zone is amended by deleting the current special provision UR1(1) and replacing it with the following new special provision:

UR1(1)	1154 Sunningdale Road East	
	i) For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, drive	

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**Z-8805  
Sonia Wise**

aisles, and density; until such time as the road allowance dedication is assumed by the Municipality.

- |      |  |                 |
|------|--|-----------------|
| ii)  | Lot Frontage<br>(minimum)              | 20m (65.6ft)    |
| iii) | Lot Area<br>(minimum)                  | 0.42ha (1.03ac) |
| iv)  | Rear Yard Depth<br>(minimum)           | 9m (29.5ft)     |
| v)   | Interior Side Yard (west)<br>(minimum) | 9m (29.5ft)     |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 14, 2017.

Matt Brown  
Mayor

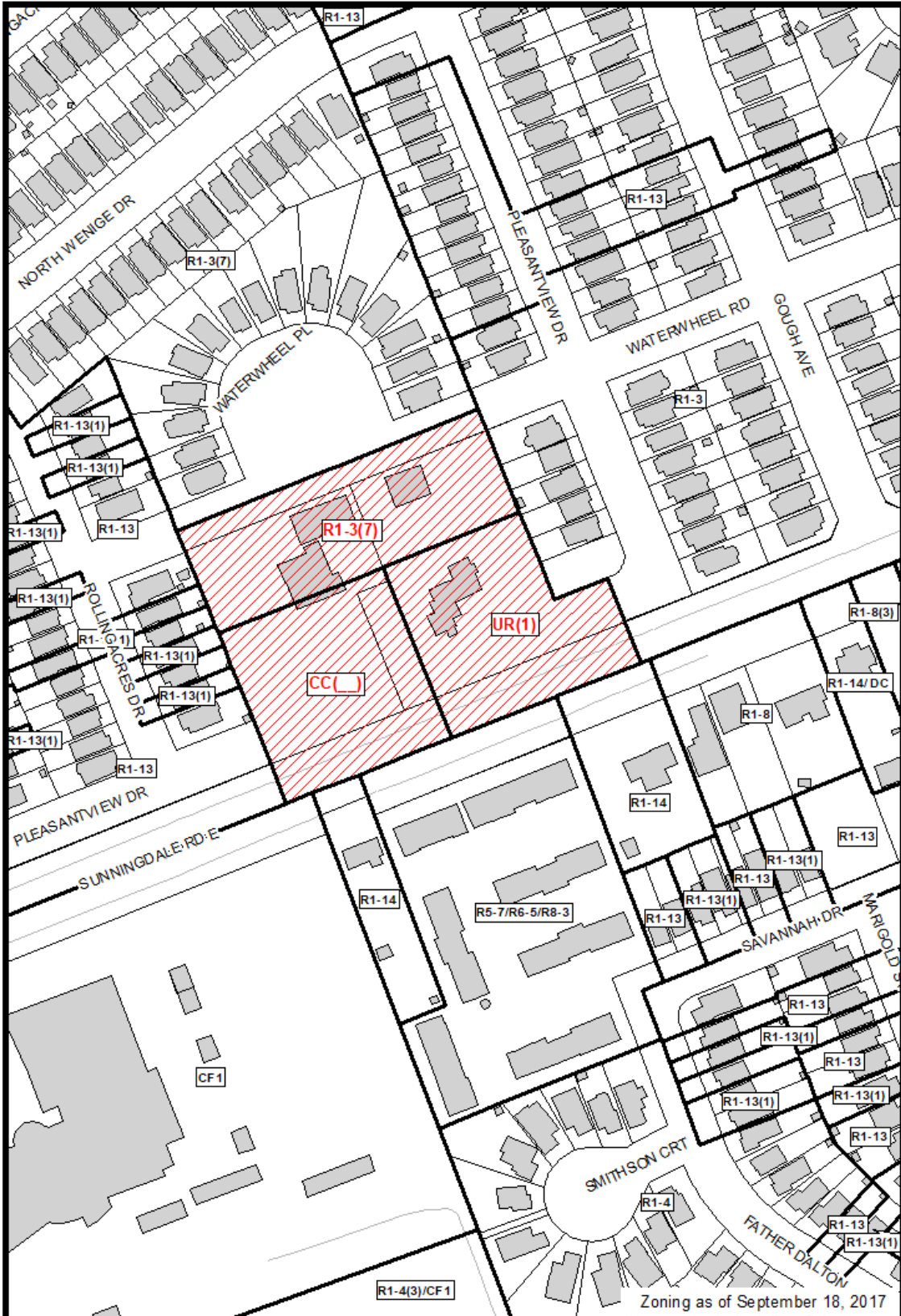
Catharine Saunders  
City Clerk

First Reading - November 14, 2017  
Second Reading - November 14, 2017  
Third Reading - November 14, 2017

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Z-8805  
Sonia Wise

**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



<p>File Number: Z-8805  Planner: SW  Date Prepared: 2017/09/28  Technician: MB  By-Law No: Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p>1:2,000</p> <p> Meters</p> <p style="text-align: right;"></p>
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Geodatabases